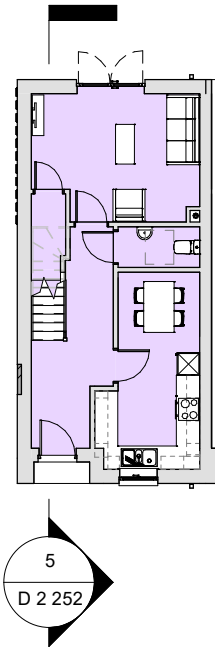


GIA 87m² (43.5m²/floor)

Applicable to plots:
07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 26, 27, 28



Planning Key:

No.	Description
1.1	Red facing brickwork
1.2	Grey brick recess to front entrances
1.3	Brickwork dormer gable
1.5	Projecting hit and miss half lap stretcher bond brick panel
1.9	Upright row brickwork band in line with recessed panel
1.15	Grey brick panel recessed by 5mm
1.16	Aluminium parapet capping. Colour: Stone Grey
1.17	Clay Bee brick. Colour: Red
1.18	Integrated clay bird & bat boxes. Colour: Red
1.19	Clay air brick. Colour: Red
1.22	Aluminium parapet capping. Colour: Dark grey
1.23	Red brick soffits to lintels (applicable to specific apartment elevations)
1.25	Aluminium soffits to underside of lintels (applicable to specific apartment elevations). Colour: Stone Grey
1.26	Aluminium soffits to underside of lintels (applicable to all house types). Colour: Dark grey
2.1	Contemporary concrete tinting to roofing. Colour: Dark grey
2.2	UPVC fascia. Colour: Dark grey
3.3	Aluminium fascia. Colour: Stone grey
2.5	Dry concrete Ridge. Colour: Dark grey
3.1	Aluminium effect UPVC windows (with trickle vents). Colour: Dark grey
3.2	Aluminium effect UPVC windows (with trickle vents). Colour: Stone grey

No.	Description
-----	-------------

3.3 Restricted openable windows

3.5 Back painted glazed low fixed pane. Colour: Mid grey

3.12 Fixed pane window with obscured glazing

3.13 Restricted openable window with obscured glazing

4.1 Composite timber doorsets to front entrances. Colour: Dark grey

4.2 Aluminium effect UPVC double doors (with tickle vents). Colour: Dark grey

5.1 UPVC window frame. Colour: Dark grey

5.2 UPVC gutter. Colour: Dark grey

5.3 Aluminium rainwater pipe. Colour: Stone grey

5.4 Aluminium gutter. Colour: Stone grey

5.2 0.55m metal railing on 0.45m brick wall. Total height: 1m. Colour: Dark grey

9.7 0.3m trellis on 1.2m closeboard fence with timber posts to garden side. Total height: 5m

9.12 0.3m trellis on 1.2m featherbedge fence with 0.3m concrete gravel board between concrete posts. Total height: 1.8m

9.14 0.3m trellis on timber closeboard gate. Total height: 2.1m

9.15 0.3m trellis on 1.2m closeboard fence on 0.6m brick wall with 327.5mm x 327.5mm x 2.1m brick pier to pane intervals. Total height: 2.1m

9.17 0.3m trellis on 0.6m brick wall. Total height: 2.1m. Colour: Dark grey

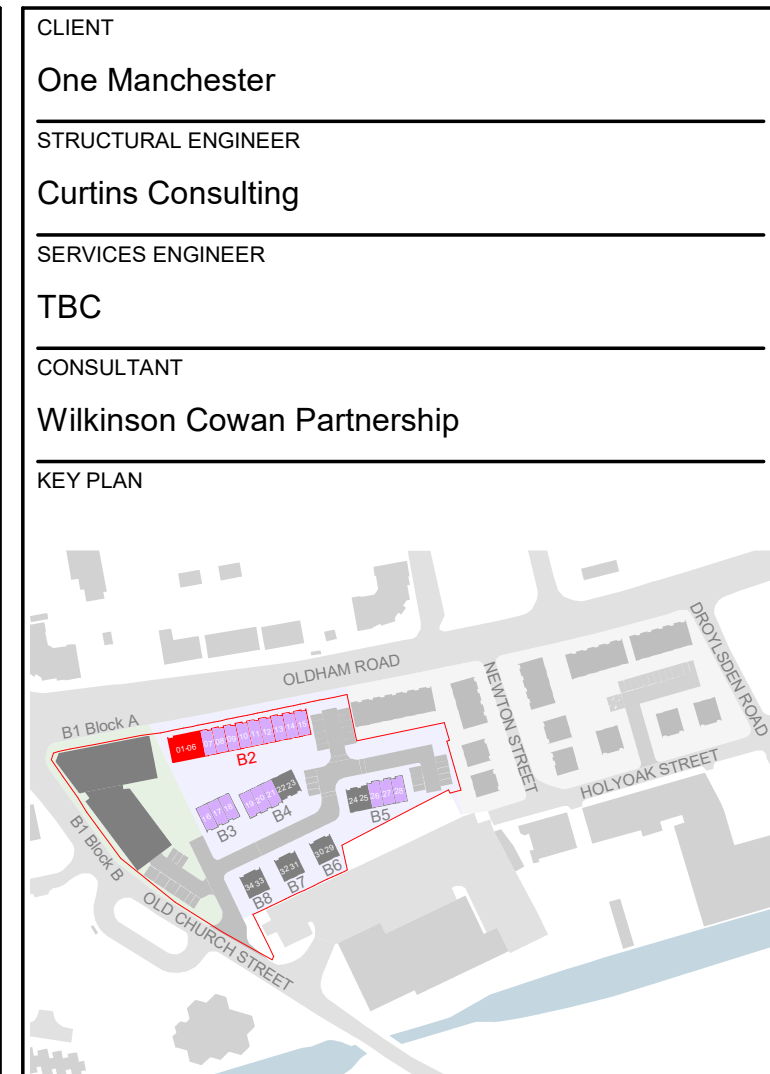
9.18 0.2m metal railing on 0.6m brick wall. Total height: 2.4m. Colour: Dark grey

9.24 0.85m box hedge

9.26 1x1.8m Wooden Cycle / Garden Store

Planning Notes:

- All dimensions are approximate only
- Refer to landscape architect's plan for all landscape details
- Flush casement windows to be provided to prominent street facing elevations, standard casements to all other elevations.

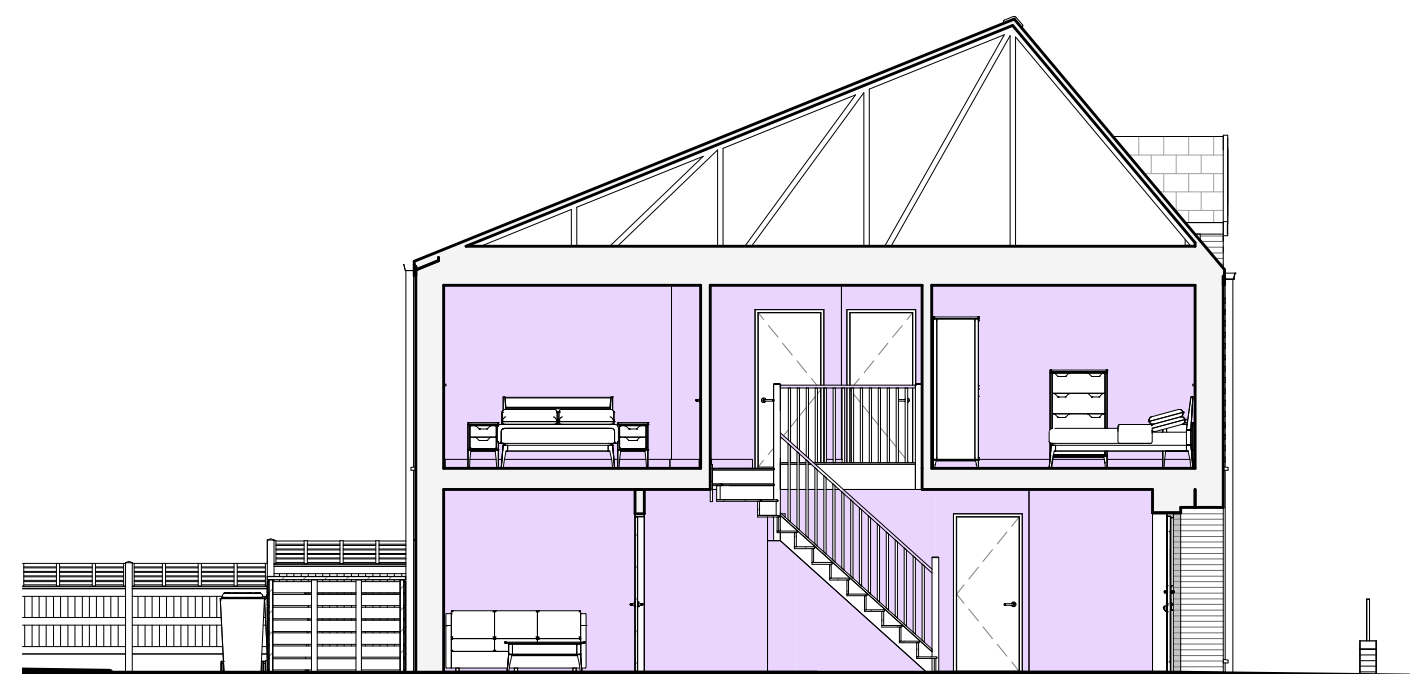


NOTES:

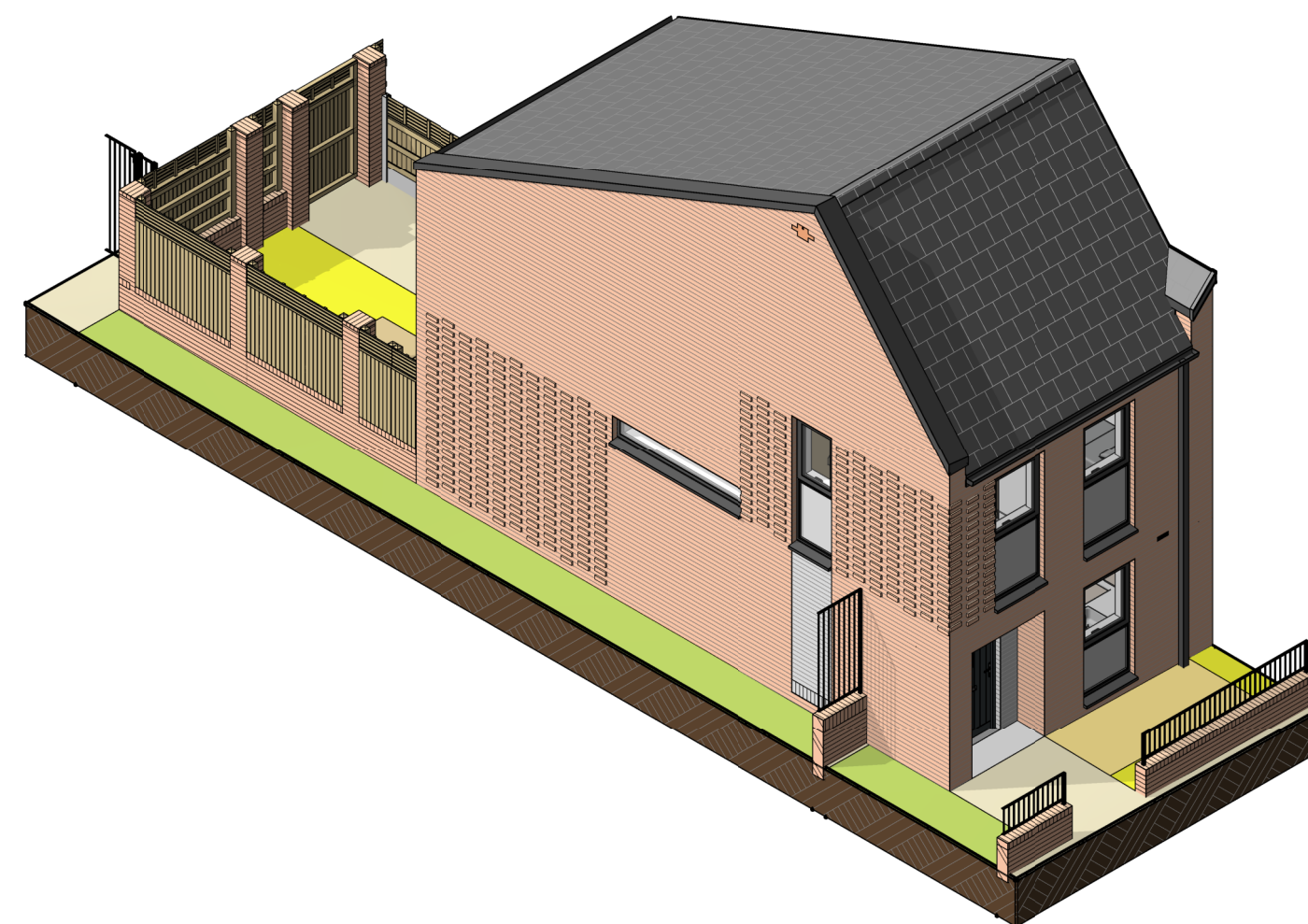
DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

THIS DRAWING IS PROTECTED BY COPYRIGHT.

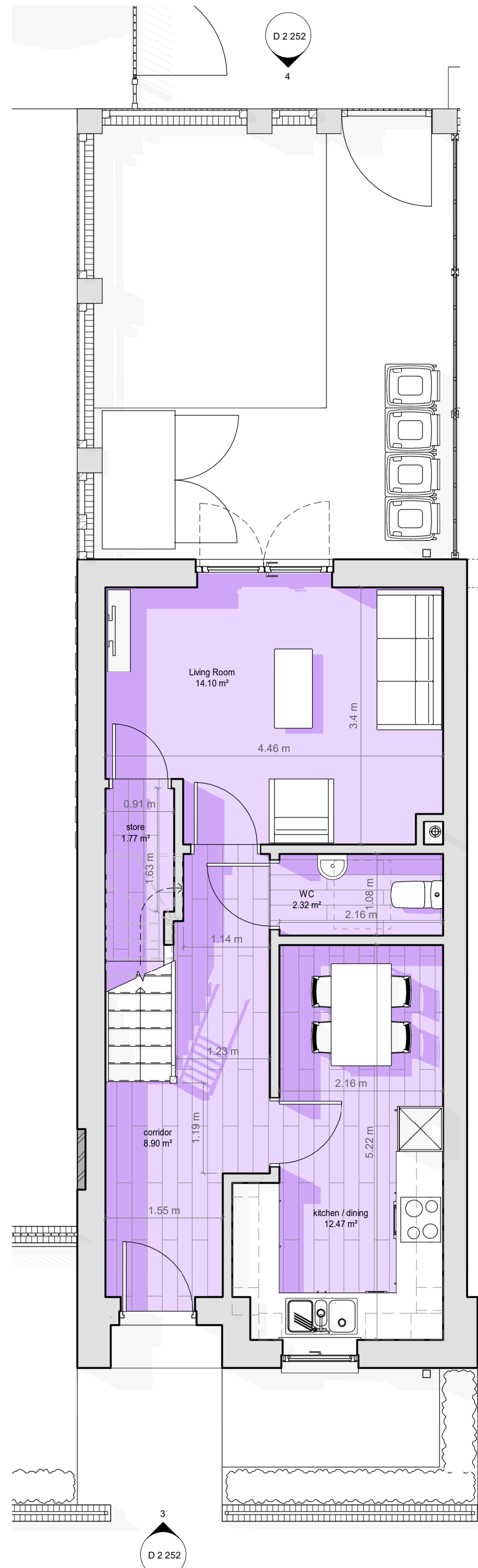
ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS.
THEY MAY VARY BECUASE OF (EG) SURVEY, DESIGN
DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY
REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE
MEASURED.



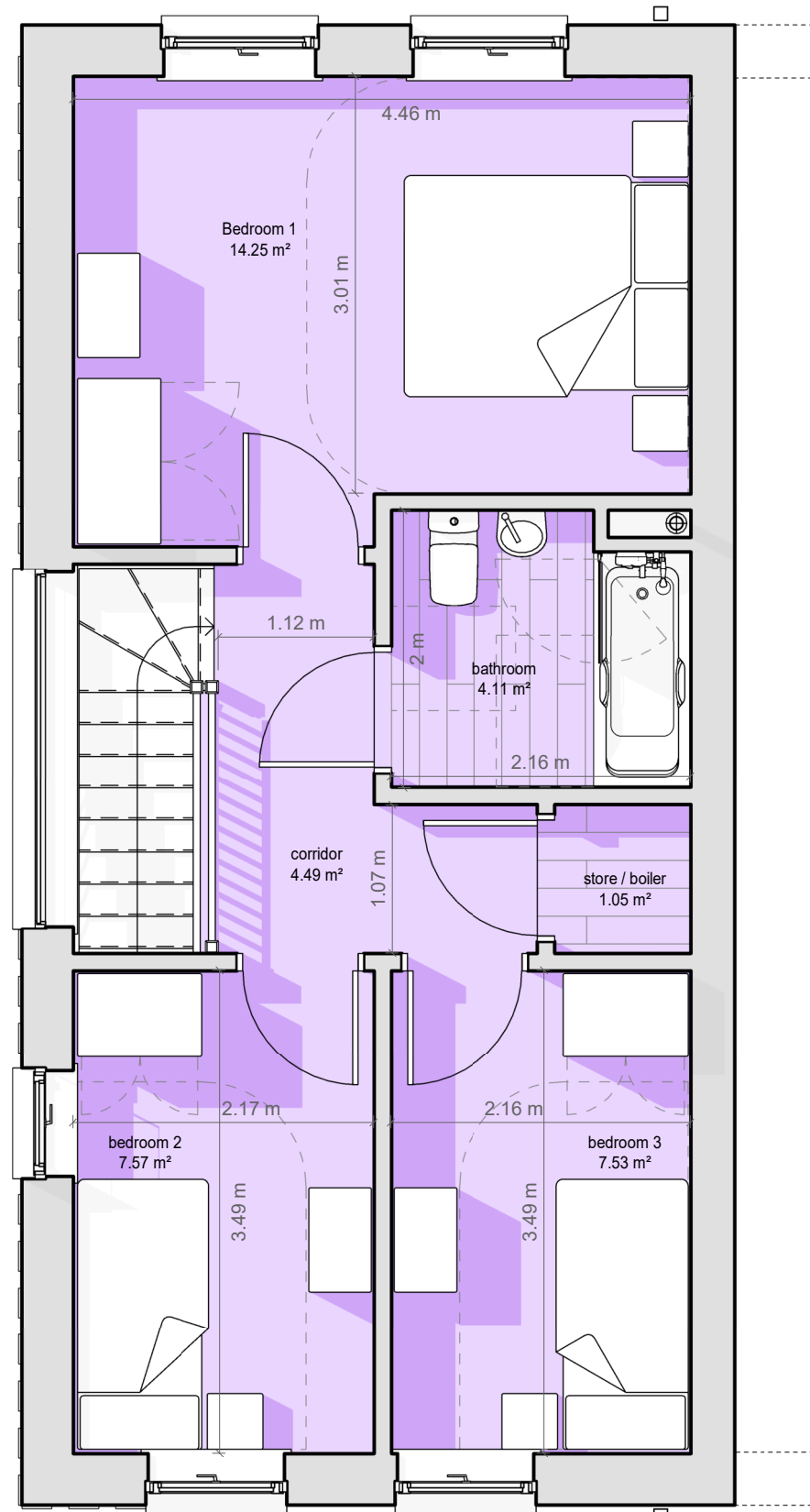
5 House Type 4 Typical Section
1 : 100



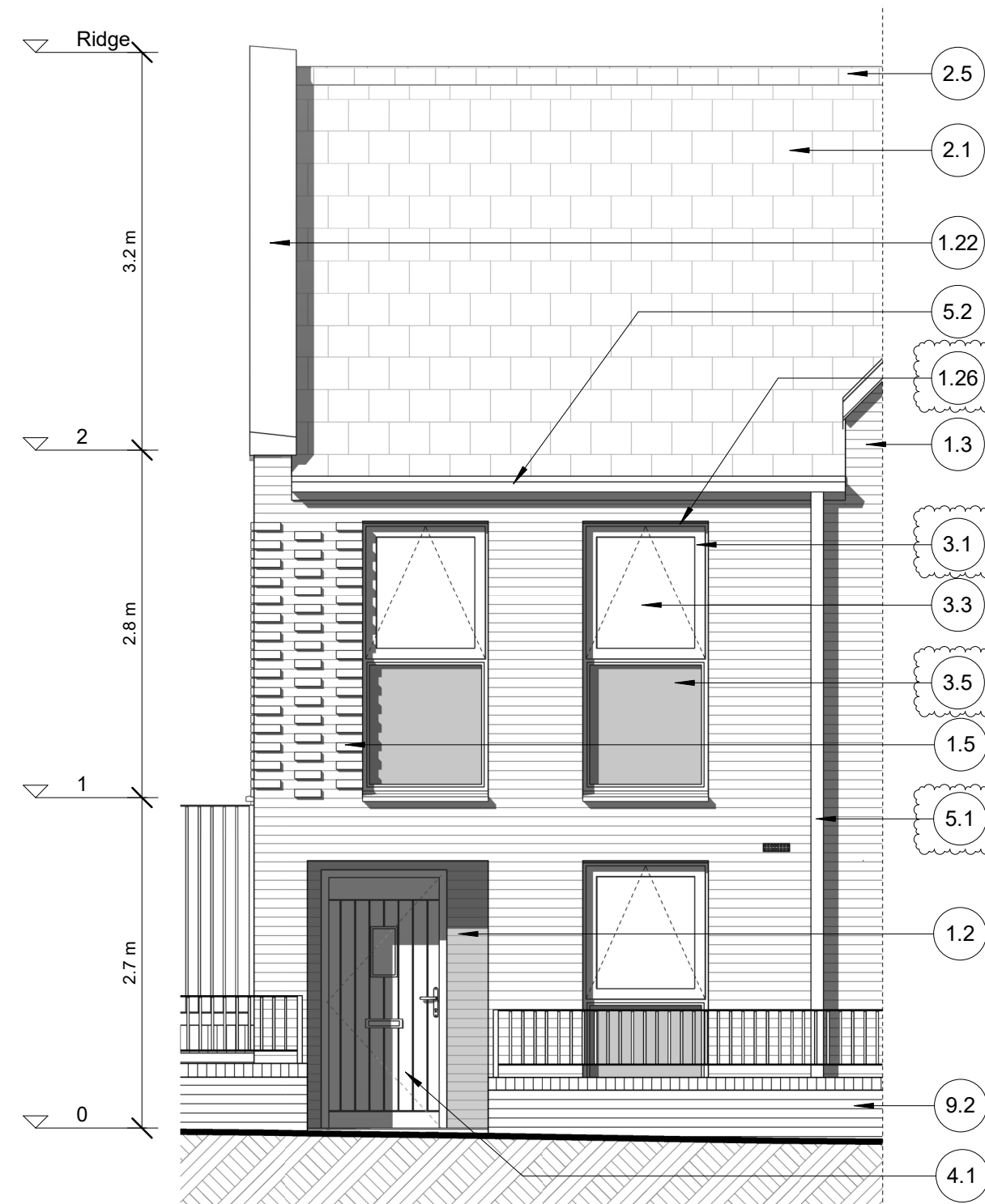
6 House Type 4 Typical Isometric



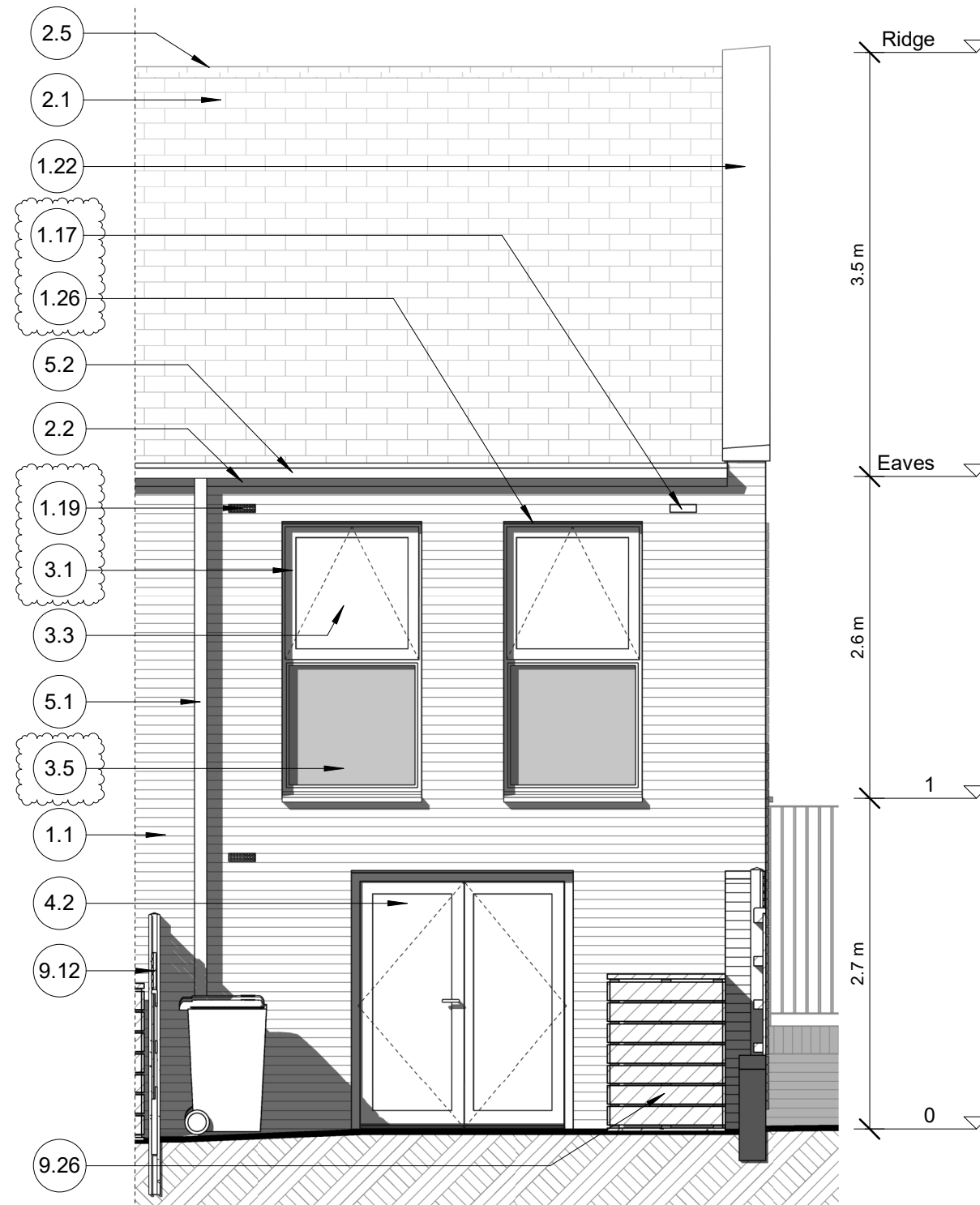
1 House Type 4 Typical Ground Floor Plan
1 : 50



2 House Type 4 Typical First Floor Plan
1 : 50



3 House Type 4 Typical Front Elevation
1 : 50



4 House Type 4 Typical Rear Elevation
1 : 50

I4	02-02-2024	Updates following planning comments including: Reveal depths updated at windows and doors. Car park units added to houses. Green line reveal below house windows omitted and replaced with back painted fixed low window panel. Planning Key updated. Annotation updated.	JGE	ADV
I3	16-11-2023	Updates for Planning. Revision clouds omitted for presentation clarity.	JMG	AJL
	15-11-2023	Issue for client review.	JMG	AJL
	28-07-2023	Issued for Planning	DJW	AJL
	07-07-2023	General updates. Issue for comment and approval.	JMG	AJL
P2	16-06-2023	Updates to brickwork detailing and 6 number apartment arrangements.	JMG	AJL
P1	02-06-2023	First Issue - Draft Issue for Consultant Coordination	JMG	AJL

Information

tp bennett
architecture
interiors
planning

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | UK +44 (0) 161 694 7700
www.tpbennett.com

Project
Residential Development
Newton Heath
Manchester

Drawing Title

Building 2
House Type 4
Typical Plans & Elevations

Drawn	Date	Scale @ A1	Alt. Ref.
DJW	07/12/2022	As Indicated	

tp bennett Project No.	Series	Zone	Drawing Number	Rev.
T8170	D	2	252	14